



Helping *you* move



3 The Paddocks, Market Drayton, TF9 3UE

A very nicely presented Three Bedroom Detached House with spacious Living Accommodation including a Lounge, Dining Kitchen, Home Office and Conservatory, with a landscaped Garden and Driveway Parking.

Offers In Region Of
£315,000

3 The Paddocks

Market Drayton, TF9 3UE

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Overview

- Three Bedroom Detached House in a Highly Popular Residential Area
- Nicely Presented Throughout
- Entrance Hall, Guest WC, Home Office, spacious Lounge
- Modern Dining Kitchen with Patio Doors to the Conservatory
- Two Double and One Single Bedrooms, Family Bathroom
- Attractive Rear Garden with Timber Decking
- Garage Store, Driveway Parking for Three Cars
- Council Tax band - D, Energy



Brief Description

To the ground floor is the Entrance Hall, Guest WC and the spacious Lounge that flows seamlessly into the modern Dining Kitchen, which features a stylish central island, integrated oven and hob with extractor above, and patio doors open into the Conservatory, A further internal door from the Kitchen leads to the Home Office, which in turn provides access to the Garage Storeroom.

To the first floor, the property offers two generous Double Bedrooms, a well- proportioned Single Bedroom, and a modern Family Bathroom finished to a contemporary standard. The layout is ideal for families, guests, or those requiring an additional study or dressing room.

The rear Garden has a large patio, a timber deck and a lawned area with raised sleeper beds. To the front is a lawned garden and Driveway Parking for 2-3 cars.

Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all mains services and gas central heating are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002

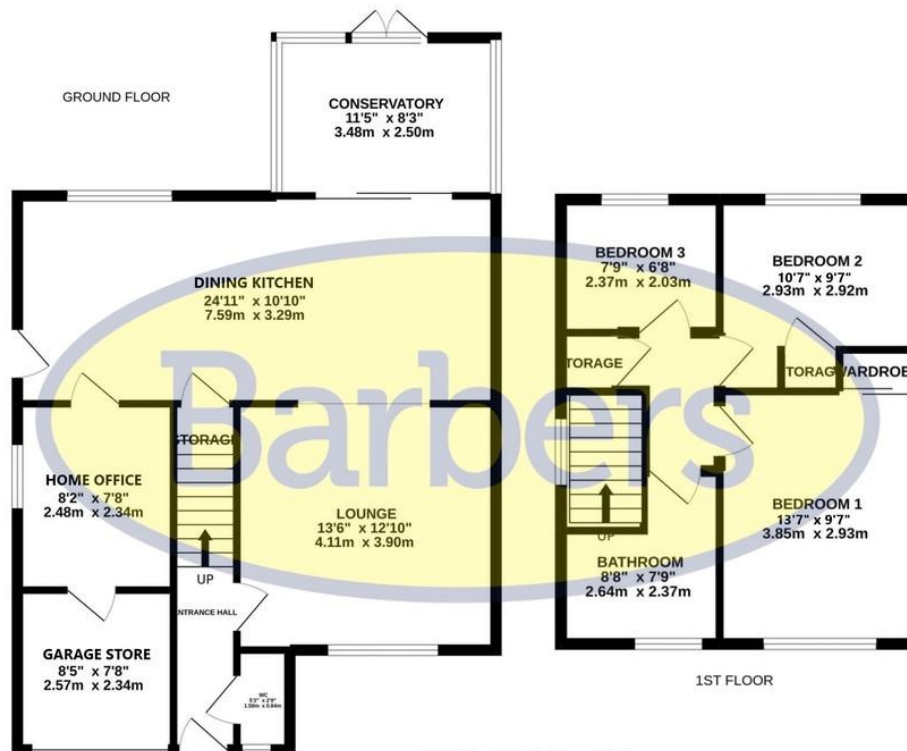
TENURE: We are advised that the property is Freehold.



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road, right on Croft Way and then first right on The Paddocks where the property is on the left and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to but, please contact us before viewing the property.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
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